

Appl. No. 09/766,726  
Carolyn Pianin  
Response to Non-Final Office Action

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NOV 28 2007

**Amendments to the Claims:**

This listing of claims will replace all prior versions, and listings, of claims in the application:

**Listing of Claims**

**CLAIMS**

What is claimed is:

1. (currently amended) A computer-implemented method for obtaining a service in support of commercial real estate transactions, comprising the steps of:

providing a virtual marketplace to market services of a plurality of commercial real estate service providers;

receiving, at the virtual marketplace, a request for information regarding a requested commercial real estate service available from the service providers, wherein the request comprises request criteria identifying a property and defining the requested commercial real estate service; and

publishing the requested information at the virtual marketplace in response to receiving the request and based on the request criteria identifying the property and defining the requested commercial real estate service, wherein the requested information is published as one of textual information regarding the commercial real estate service providers and links to web sites of the commercial real estate service providers.

2. (previously presented) The method of claim 1, wherein the request criteria defines a request for a cost quote on the requested commercial real estate service, and

wherein the information published in said publishing step comprises a cost estimate for the requested service based on criteria provided by at least one of the service providers.

3. (currently amended) The method of claim 1, further comprising the steps of:  
receiving and storing service provider criteria from each of the service providers,  
the service provider criteria defining services provided by each respective service provider; and

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matching the request criteria identifying the property and defining the requested commercial real estate service with the stored service provider criteria ~~of one of the service providers~~ to identify a ~~specific~~ one or more service providers that can provide the requested service,

wherein the information published in said publishing step comprises information corresponding to the ~~specific~~ identified one or more service providers.

4. (previously presented) The method of claim 3, further comprising the step of receiving payment via the virtual marketplace to conclude a transaction for the requested service.

5-10. (Canceled)

11. (previously presented). The method of claim 1, wherein the services comprise services and products.

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12. (currently amended) A computer-implemented method for providing due diligence services for commercial real estate transactions using a distributed computer network, comprising:

providing a virtual marketplace to market services of a plurality of providers of commercial real estate due diligence services;

receiving, at the virtual marketplace, a request for information regarding a requested commercial real estate due diligence service available from the service providers, wherein the request comprises request criteria identifying a property and defining the requested commercial real estate service;

receiving and storing service provider criteria from each of the service providers, the service provider criteria defining services provided by each respective service provider;

matching the request criteria with the stored service provider criteria ~~of one of the service providers~~ to identify a specific one or more service providers that can provide the requested service; and

publishing the requested information at the virtual marketplace in response to receiving the request and based on the request criteria, wherein the information is published as one of textual information regarding the commercial real estate service providers and links to web sites of the commercial real estate service providers,

wherein the information published in said publishing step comprises information corresponding to the ~~specific~~ one or more service providers identified in said matching step.

13. (previously presented) The method of claim 12, wherein the due diligence services comprise at least one of an engineering service, an environmental service, or an appraisal service.

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14. (previously presented) The method of claim 13, wherein the engineering service comprises at least one of a property condition report, an Americans with Disabilities Act compliance review, a building forensic study, construction monitoring, design/build construction, detailed design engineering, engineering desktop review, estimating, a feasibility study, a physical needs assessment, process engineering, reserve analysis, and a seismic study report.

15. (previously presented) The method of claim 13, wherein the environmental service comprises at least one of a Phase I, Phase II, or Phase III environmental assessment.

16. (previously presented) The method of claim 15, wherein the Phase I environmental service comprises a protocol environmental assessment,

wherein the Phase II environmental service comprises at least one of asbestos assessment, lead-based paint assessment, underground storage tank management, a ground water survey, and an operation and maintenance program, and

wherein the Phase III environmental service comprises at least one of an asbestos screening, a lead-based paint screening, a transaction screening, governmental records searching and interpretation, and a report review and opinion.

17. (previously presented) The method of claim 13, wherein the appraisal service comprises at least one of a property valuation report, an ad valorem tax appraisal, a feasibility study, a financial reporting valuation, a highest and best use analysis, an impact analysis, insurance placement, and an insurance replacement cost study.

18. (previously presented) The method of claim 12, wherein the request criteria defines a request for a cost quote on the requested commercial real estate service, and

wherein the information published in said publishing step comprises a cost estimate for the requested service based on criteria provided by the specific service provider.

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19. (previously presented) The method of claim 12, wherein the services comprise services and products.

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20. (currently amended) A computer-implemented method for providing commercial real estate services via a distributed computer network, comprising:

providing a virtual marketplace to market services of a plurality of providers of commercial real estate services;

receiving, at the virtual marketplace, a request for information regarding a requested commercial real estate service available from the service providers, wherein the request comprises request criteria identifying a specific property and at least one requested commercial real estate service for the specific property;

receiving and storing service provider criteria from each of the service providers, the service provider criteria defining services provided by each respective service provider;

matching the request criteria, including the criteria identifying the specific property and the at least one requested commercial real estate service for the specific property, with the stored service provider criteria of one or more of the service providers ~~to identify a specific service provider~~ that can provide the requested service; and

publishing the requested information at the virtual marketplace in response to receiving the request and based on the request criteria for the specific property, wherein the information is published as one of textual information regarding the commercial real estate service providers and links to web sites of the commercial real estate service providers,

wherein the information published in said publishing step comprises information corresponding to the one or more specific service providers identified in said matching step.

21. (previously presented) The method of claim 20, wherein the request criteria identifying a specific property comprises at least one of a property address, a building size, a site size, an age of the building, a property type, and a number of buildings on site.

22. (previously presented) The method of claim 20, wherein the at least one requested commercial real estate service of the request criteria comprises at least one of an engineering service, an environmental service, or an appraisal service.

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23. (previously presented) The method of claim 22, wherein the engineering service comprises at least one of a property condition report, an Americans with Disabilities Act compliance review, a building forensic study, construction monitoring, design/build construction, detailed design engineering, engineering desktop review, estimating, a feasibility study, a physical needs assessment, process engineering, reserve analysis, and a seismic study report.

24. (previously presented) The method of claim 22, wherein the environmental service comprises at least one of a Phase I environmental service comprising a protocol environmental assessment, a Phase II environmental service comprising at least one of asbestos assessment, lead-based paint assessment, underground storage tank management, a ground water survey, and an operation and maintenance program, and a Phase III environmental service comprising at least one of an asbestos screening, a lead-based paint screening, a transaction screening, governmental records searching and interpretation, and a report review and opinion.

25. (previously presented) The method of claim 22, wherein the appraisal service comprises at least one of a property valuation report, an ad valorem tax appraisal, a feasibility study, a financial reporting valuation, a highest and best use analysis, an impact analysis, insurance placement, and an insurance replacement cost study.

26. (previously presented) The method of claim 20, wherein the request criteria defines a request for a cost quote on the requested commercial real estate service, and  
wherein the information published in said publishing step comprises a cost estimate for the requested service based on criteria provided by the specific service provider.